

Commercial premise for sale or to rent in Sol - Madrid

Sol, Madrid

Reference: 222971



11,000,000 €

20,755 €/m²



530 m²



No

Description

We present the most iconic and sought-after commercial space in the heart of Madrid.

Located at the intersection of Calle del Carmen and Calle Tetuán, this property represents the pinnacle of High Street Retail in the capital.

With a total area of 530 m² strategically distributed across three levels, the space offers unparalleled visibility thanks to its corner position and its impressive 11 balconies on the first floor, overlooking the bustling Sol-Callao shopping axis.

DETAILED LAYOUT: - **GROUND FLOOR (90 M²):** Open-plan, corner layout with high foot traffic and impactful window displays. - **FIRST FLOOR (340**

M²): The heart of the property, boasting exceptional natural light thanks to its 11 balconies that wrap around the entire corner—ideal for showrooms or flagship stores. - **BASEMENT (100 M²):** Functional space perfect for storage, back-office use, or technical areas.

STRATEGIC LOCATION: Positioned on one of the busiest pedestrian streets in Europe, just steps away from Puerta del Sol and Preciados. Currently occupied by the official Real Madrid store, guaranteeing top-tier brand positioning.

Pedestrian Traffic Analysis The Preciados-Carmen axis is, according to major retail indices, one of the areas with the highest

Description

pedestrian density in Spain and the world. -

ESTIMATED VOLUME: Between 100,000 and

150,000 pedestrians daily. - **PEAK TIMES:**

Weekends and holiday/sales periods, exceeding 200,000 passersby.

DEMOGRAPHICS OF PASSERSBY: -

INTERNATIONAL AND NATIONAL TOURISTS: High purchasing power, visiting Madrid for shopping and cultural tourism. - **LOCAL AND REGIONAL**

VISITORS: Madrid residents frequenting the city center as their main shopping and leisure destination. - **CONSUMER PROFILE:** Shoppers with high spending intent, attracted by prestigious brands and unique retail experiences.

Potential Client Profile **FOR LEASE**

(OPERATORS): - International fashion brands (flagship stores). - Technology and consumer electronics brands. - Luxury jewelry and watchmakers. - Premium sports brand concept stores.

FOR SALE (INVESTORS): - **FAMILY OFFICES:**

Seeking safe-haven assets with stable returns and high appreciation potential. - **INSTITUTIONAL**

INVESTMENT FUNDS: Specializing in prime retail

assets. - **REITS (SOCIMIS):** Interested in diversifying their portfolios with top-tier locations in the capital.

Location and points of interest



The property location is approximate. Contact us for more information.